

9. **2007SP-026U-11**
Eurotech Automobile Repair and Service
Map 119-09, Parcel 202
Subarea 11 (1999)
Council District - 16 Anna Page

A request to change from CS to SP zoning property located at 2849 Logan Street, approximately 505 feet north of Thompson Lane (0.31 acres), to permit the development of a 7,500 square foot automobile repair facility, requested by PBJ Engineering, applicant, for Kenneth Elam, owner.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST - A request to change approximately .31 acres located at 2849 Logan Street, approximately 500 feet north of Thompson Lane from Commercial Services (CS) to Specific Plan (SP) zoning to permit a 7,500 square foot automobile repair facility.

Existing Zoning

CS District - Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

SP District - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SOUTH NASHVILLE COMMUNITY PLAN POLICY

Existing Policies

Residential Low-Medium (RLM) - RLM is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Consistent With Policy? - No. The requested SP district is not consistent with the areas existing residential policy. The area’s policy has not been updated since 1999, however, and does not reflect the current development pattern in this area. When this policy is updated in the near future staff will recommend the policy be changed to reflect the area’s commercial and light industrial development pattern with which this SP is consistent.

Staff Recommendation - While the requested SP is not consistent with the area’s current residential policy, the area is not residential in character and the existing zoning and growth trend is commercial and light industrial in nature. Since this policy will be recommended for changed to reflect the area’s existing zoning and character, staff recommends that the SP be approved with conditions.

PLAN DETAILS

Site Plan - The site plan identifies a 7,500 square foot building which will be used for auto repair and

services. The proposed front setback along Logan Street will be 45 feet. Access will be provided by a private drive off of Logan Street. Four parking spaces will be provided between the building and Logan Street and four spaces will also be provided at the rear of the building with a total of 8 spaces.

RECENT REZONINGS - None

PUBLIC WORKS RECOMMENDATION - All Public Works' design standards shall be met prior to any final approvals and permits issued.

CONDITIONS

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CS zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
2. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the planning department and department of codes administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
3. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Mr. Lawson announced that this item could be placed back on the consent agenda for approval with conditions.

Ms. Nielson moved and Mr. Ponder seconded the motion, to amend the Consent agenda by adding Zone Change 2007SP-026U-11 and to approve it with conditions. **(9-0)**

Resolution No. RS2007-065

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-026U-11 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

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While the proposed SP district, with the recommended conditions, is not consistent with the existing South Nashville Community Plan’s Residential Low Medium Policy which is intended to accommodate residential developments with a density between 2 and 4 dwelling units per acre, it is consistent with the area’s development pattern. This area’s policy will likely be changed to reflect the area’s development pattern with the next scheduled update.”